

# Urban Development and Regeneration Update

## Canterbury District Health Board



### Psychosocial Wellbeing

The greater Christchurch Psychosocial Committee meets two-monthly and the Governance Group meets quarterly. The Committee last met in May and will next meet in July. The Governance Group last met in March and will next meet in June.

- A sub-group of the Psychosocial Committee is arranging a second meeting next month with Dame Silvia Cartwright regarding the Public Inquiry into the Earthquake Commission. The Inquiry is holding public forums throughout greater Christchurch—more information is available on the Inquiry website - <https://eqcinquiry.govt.nz/have-your-say/public-forums/>
- The Committee will hear from the Earthquake Disability Leadership Group at its next meeting to hear about their future plans and the Accessibility Charter.
- In response to the 15-March Mosque attacks, 'All Right?' rapidly developed the *He waka eke noa* (*we're all in this together*) campaign in partnership with the Mental Health Foundation.

<https://allright.org.nz/articles/he-waka-eke-noa/>

*He waka eke noa* draws on the skills and knowledge the Canterbury community built up following the earthquakes and the team's extensive network of champions and contacts throughout the city. The campaign also builds on the incredible amount of kindness and compassion that has been on display in the city since 15-March. Requests have come from the Muslim communities for resource translations into seven languages, and that process is underway. There is also a Te Reo Maori version.

## Christchurch City Council



### Christchurch District Plan

**Plan Change 1 (Woolston Risk Management Area):** Further submissions period closed on 22 May 2019. Hearing tentatively scheduled for mid-July.

Currently consulting with around 70 affected property owners on a plan change proposal (using s71 of the GCRA) to amend the **slope instability hazard overlay** on the Port Hills. The purpose is to remove properties from the overlay where remediation or further modelling now indicates that the risk is different or lower than initially assessed. A s71 proposal is likely to be submitted to the Minister in mid-August.

On 9 May 2019 Council resolved to take over leadership of the **Regeneration Strategy** work for Southshore and South New Brighton and separate this into two separate projects, earthquake legacy and adaptation planning.



Urban Design & Urban Regeneration

**Simplify Event Processes:** Event Permit Masterclass was held on the 20 May; the purpose of this session was to educate the public on event processes. Alongside this the event permit application form has been updated; non-essential questions have been removed

**Central City Activation:** Funding has enabled the extension of the Central City Activation Coordinator role which will ensure proposed activations are seen through to completion as well as additional support for activations over winter 2020

**Enliven Places Programme:** Participating in Placemaking (PIP) projects: Winners, from 20 submitted designs, have been determined for the [Light up the City competition](#) which aims to showcase what residents love about Christchurch. The winning design from the specialist category is 'Spire' - an impressive light installation that changes colours when visitors walk around it. Spire will be delivered in Cathedral Square in early July.

## Environment Canterbury



Public transport

### Waimakariri Bus Service Review

Environment Canterbury consulted on proposed changes to the bus routes in Kaiapoi, Rangiora, Woodend and Pegasus during May. These proposed changes would improve the coverage of bus services in these towns and offer more linkages between them. The feedback received during the consultation period is currently being reviewed.

### Future of Public Transport in Greater Christchurch Programme Business Case

The programme business case, which seeks to identify what form of public transport network and services will most appropriately support the regeneration and growth opportunities for Greater Christchurch during the next thirty years is now complete. It has been submitted to NZTA for consideration.

Regional transport

Work programme priorities for the Canterbury Regional Transport Committee include implementing the Government Policy Statement on Land Transport, understanding the opportunity for freight mode shift, undertaking a resilience stocktake of the transport network and improving road safety outcomes.

Consultants were engaged to carry out work on the opportunity for freight mode shift. The Canterbury Regional Transport Committee was briefed on the report on 23 May 2019. It is expected that the report will be published in June 2019.

Stormwater consents

Environment Canterbury is working with territorial authorities through a regional stormwater forum (established under the Mayoral Forum) to manage the resource consent process and establish good management practices to manage the effects of stormwater discharges from both existing and future urban areas on water quality (groundwater and surface water) and quantity (flooding and groundwater mounding).

This approach facilitates integrated management of the effects of urban development on land and water, and seeks to improve the outcomes of existing developments. By holding a consent, territorial authorities can allow new development and redevelopment within the consented area without a separate consent being obtained from Environment Canterbury (subject to the developer

	<p>meeting the requirements of the territorial authority under the consent, and relevant bylaws and infrastructure standards).</p> <p>The hearing for the comprehensive stormwater consent for Christchurch City (including the settlements in Banks Peninsula) has now closed and decision is due in early June. Consent applications are also in process for Rangiora and towns in Selwyn. Consents for other towns in Waimakariri are due to be developed later in 2019.</p>
<p>Lyttelton Port Recovery Plan</p>	<p><b>Whaka-Ora Healthy Harbour (Whakaraupō/Lyttelton Harbour Catchment Management Plan)</b></p> <p>The governance group (representing the five partners: Christchurch City Council, Environment Canterbury, Lyttelton Port Company, Te Rūnanga o Ngāti Wheke, and Te Rūnanga o Ngāi Tahu) has been working to establish the governance and delivery mechanisms for implementation of the plan, and intends to sign a Memorandum of Understanding relating to its implementation.</p> <p>The 2019/20 Whaka-Ora Healthy Harbour work programme is being developed for approval by governance in mid-June. A Community Advisory Group is also being established to provide a mechanism for community engagement and advice on community-led projects. Several projects have started in 2018/19 in relation to reducing erosion and sedimentation, pest control, habitat restoration and environmental education.</p> <p><b>Lyttelton Port - Cruise berth</b></p> <p>Eleven Certificates of Compliance associated with construction of the berth have been issued. This is based on the amended design plan for the proposed development. Previously issued Certificates of Compliance are no longer valid as the proposal has changed.</p> <p>The Regulation Hearing Committee made the decision on two resource consents in November 2018, and granted the deposition of dredged material and discharge of contaminants to Gollans Bay associated with the construction phase activities. A coastal permit to occupy the coastal marine area has also been granted that will authorise to accommodate the larger cruise ships.</p>

<p>District Plan Review</p>	<p>The District Plan Review (DPR) is still the main focus for the planning team and is coming along well. Overall the DPR continues to track well against both the scheduled work programme and also against budget.</p> <p>The previous month has seen work continue on a number of Preferred Options reports while baseline reports and recommendations have become available for a number of larger pieces of work. Preferred Option reports still to come through to the District Plan Committee (DPC) include: Natural Hazards – Flooding and Leeston Industrial.</p> <p>There are also a number of post-engagement review reports to come through for a number of topics. The Project Team will be reporting back to DPC with the outcomes of any landowner, stakeholder, and public engagement to either confirm the endorsed Preferred Option or to recommend amendments to the Preferred Option prior to moving into the section 32 Evaluation and Drafting Phase.</p>
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	<p>A number of topics are now ready for the section 32 Evaluation and Plan Drafting Stage. Most of the workstreams are tracking well.</p> <p>Chapter development workshops began in February and continue through to mid-June 2019. A number of chapters are in second draft phase with accompanying section 32 analysis. Each chapter will be supported by a section 32 Evaluation Report, which sets out the relevant resource management issues for the topic, including a description of how these issues have been identified, the relevant statutory and planning context, and a subsequent analysis of the options for addressing these issues in a district plan context. The expert economic assessments that are to be commissioned for specific chapters, or a combination of chapters, will provide additional evidential support for the section 32 evaluation, which considers the likely environmental, economic, social and cultural costs and benefits of the draft provisions, as well as their overall effectiveness and efficiency.</p> <p>At the last two District Plan Committee meetings the following topics were discussed: rural zones, network utilities, renewable energy, residential densities on the Port Hills, vegetation and wild fire risk management, emergency services, signs, Porters ski Area, hazardous substances, Existing Development Areas, waste, boarding and keeping of animals and community recreation facilities</p> <p>Further detail and accessible information on the DPR can be viewed at <a href="https://yoursay.selwyn.govt.nz/selwyndistrictplanreview">https://yoursay.selwyn.govt.nz/selwyndistrictplanreview</a></p> <p>The Have Your Say Selwyn engagement website is a key portal for information. This will be a significant point of contact for the public and over time will be a source of a lot of information and interaction.</p> <p><i>Note: The timeframe for notification of the Proposed Selwyn District Plan has been extended to early 2020 to allow for the processes associated with the NPS-UDC and the National Planning Standards to be incorporated/addressed in the new District Plan where possible.</i></p> <p>The Proposed Selwyn District Plan is expected to be largely completed by July 2019 with a view to notification of the Proposed Plan early 2020.</p>
<p>Housing Accord / Special Housing Areas (SHA)</p>	<p>With respect to the Geddes / Dryden Trust (now called Rolleston 72 – Acland Park) block this is consented for both land use and subdivision so it is now with the developer to bring it to market. A meeting was held last year with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. This is advancing. A variation to the initial subdivision layout has been granted to address density and extent of reserve proposed in the original design.</p> <p>With respect to South Farrington, we have consented all of the SHA area for land use and subdivision. This development is progressing rapidly and given they were only largely consented late 2016 the developer is making significant progress with road and services construction already completed for the development and the majority of houses constructed or under construction.</p> <p>As at February 2018, over 400 building consents have been issued for new dwellings within this subdivision. A further update will be provided on building consents for this SHA as soon as available.</p>
<p>Car parking strategy</p>	<p>A need was identified for Council to develop and implement a District Wide Parking Strategy. This would assist with the strategic management of existing, and the creation of new public parking resources as well as guiding District Plan requirements regarding private parking provision.</p>

Public consultation on the Car Parking Strategy ran for a 4 week period with submissions closing Friday 7th December 2018.

A Local Government Act hearing and deliberations occurred on 1 March 2019 and a hearing report/recommendation went to Council in April 2019.

The Selwyn District Parking Strategy 2019 was adopted at the 10 April 2019 Council meeting.

Private Plan Change 59 – Wilfield subdivision, West Melton

Selwyn District Council has received a Private Plan Change request to rezone land in West Melton. The request relates to existing residential zoned land on the south side of West Melton known as 'Wilfield'. The request seeks to rezone approximately 73.5 hectares of Living 2 and 2A zoned land to a Living WM South Zone. The attached application and ODP give a high level overview of the requested changes to the District Plan.

The requested changes provide for:

- A residential density in the Living 2 Zone that reflects the existing urban environment and;
- A greater density of development, than that currently permitted, in the Living 2A Zone.

The request generally seeks to reflect the densities of the currently subdivided area across the whole site. If approved it would result in the ability to provide for an additional 72 households beyond the existing zoned capacity.

Staff reviewed the application for adequate information and it was accepted for public notification.

The full plan change application is now on Council's website and can be downloaded from <https://www.selwyn.govt.nz/pc59>

The Private Plan Change was notified and submissions closed at 5pm on Thursday 4 April 2019. Council received 18 submissions and 1 late submission.

Notification of the summary for further submissions was notified on 5 June 2019.



Figure 1: Aerial photograph of site (Source: Canterbury Maps)

Private Plan Change 60 – Kirwee

Selwyn District Council has received a Private Plan Change request to rezone land in Kirwee. The request relates to existing residential zoned land on the northern side of Kirwee, to the east of the school.

The request seeks to rezone approximately 17.9 hectares of Living 2A zoned land to Living 1. The requested change does not seek to introduce any new objectives, policies or rules into the District Plan. Rather it proposes to utilise the existing Living 1 zone rules to facilitate development of residential sections with an average minimum allotment size of 800m<sup>2</sup>. If approved it would result in the ability to provide for 164 residential allotments, which is an additional 119 lots above the 46 that already have subdivision consent.

It is noted that a portion of the site is consented for residential use and roading and pedestrian infrastructure is currently being put in place, creating non-vehicular connections from the site to the school and centre of the township.

Staff are currently reviewing the application for adequate information. Once that is complete, and any relevant information required is received, the request will be reported to Council with a view to have it accepted for public notification.



Figure 4: Plan Change site identified in blue.

<p>Anchor projects</p>	<p><b>Canterbury Multi Use Arena</b></p> <p>Work continues on the investment case, which is expected to be finalised in July. It will then need to go to Council and Crown for approval.</p> <p><b>Metro Sports Facility</b></p> <p>CPB Contractors Limited began setting up on site for construction in May.</p> <p><b>Te Pae</b></p> <p>Construction of the new convention centre is 50 per cent complete and on track to host its first international conference in October next year.</p>
<p>Draft Ōtākaro Avon River Corridor Regeneration Plan and the Partial Revocation of the CCRP</p>	<p>The Minister for Greater Christchurch Regeneration, Hon. Dr Megan Wood is considering the Draft Ōtākaro Avon River Corridor Regeneration Plan and the Partial Revocation of the CCRP, which she received in early March from Regenerate Christchurch.</p>

## Waimakariri District Council



<p>District Plan Review</p>	<p>The District Plan review continues to progress across a number of areas. Public consultation (<i>What's the Plan?</i>) on a number of key areas recently closed. Responses are currently being collated for the benefit of the Council's District Planning and Regulation and the District Plan review team. These responses will be used to further inform early draft provisions.</p> <p>The District Plan review is scheduled for notification in mid-2020. The outcome of the <i>Our Space</i> process is a key matter for the review, along with subsequent implementation processes. Related to <i>Our Space</i>, Council has begun structure planning processes to provide for future urban areas where supported by the outcomes of <i>Our Space</i>.</p> <p>Natural hazards planning for the review has also began, covering areas of technical background across a number of areas, community engagement, and policy response.</p> <p>Further information of the Plan review can be found at <a href="https://www.waimakariri.govt.nz/planning/district-plan">https://www.waimakariri.govt.nz/planning/district-plan</a></p>
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## Regenerate Christchurch



<p>Regenerate Christchurch</p>	<p>Regenerate Christchurch has continued to engage with the Canterbury Cricket Trust (the Trust) and their advisors to ensure they sufficiently develop their evidence base in order to determine whether it is necessary to use the powers in the Greater Christchurch Regeneration Act 2016 (the Act) to support the regeneration of greater Christchurch. Regenerate Christchurch will then commence the formal process of proposing amendments to the District Plan under S71 of the Act, including comprehensive engagement with all relevant stakeholders. Prior to the formal engagement process Regenerate Christchurch plans to brief the Greater Christchurch Partnership Senior Managers Group.</p> <p>The Trust presented high-level information to the Hagley Park Reference Group in early May. The Hagley Park Reference Group was formed by Council in July 2018 to provide a sounding board for community views and preferences relating to proposed developments, events and activities taking place in Hagley Park.</p>
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## Development Christchurch



<p>New Brighton</p>	<p>Managing Contractor making good progress on site. Sheet piling works scheduled Early June 2019</p>
<p>Land development</p>	<p>DCL staff are working with developers/investors around commercial properties and land holdings in the commercial core. DCL have now settled on the Old School site in New Brighton and is currently conducting a Market sounding for the site.</p>